



# **Bereah Ranch**

**Frostproof, FL  
Polk County**

**3,635 +/- Acres**

**Coldwell Banker Commercial Saunders Real Estate**

5120 South Lakeland Dr., Suite #3, Lakeland, FL 33813 • 863-648-1528 • [www.saundersrealestate.com](http://www.saundersrealestate.com)





The Bereah Ranch property is a beautiful “Old Florida” ranch owned for decades by one of Florida’s original homesteading families.

The property is a nice balance of improved pastures, hay fields, and native wooded habitat. There is tremendous wildlife on the property with abundant deer and turkeys and is easily accessible from US 27 with over four miles of paved road frontage.

**Price:** \$3,400 per acre

**Total Acreage:** 3635 +/- acres

**Property Address:**

11000 Avon Park Cut Off Road  
Frostproof, FL 33843 • Polk County

**Current use of land:** Cattle Ranch

**Future Land use:** A/RR  
Agriculture/Residential-Rural

**Uses:** Pasture, Farming, Timber, Hunting,  
Recreation

**Road Frontage:**

- 3.3 miles on Avon Park Cutoff Road
- 4500 ft. on Raulerson Road

**Soil Types:** Smyrna and Myakka fine sands,  
Placid and Myakka fine sands depressional,  
assorted

**Grass Types:** Hay field is hermathia grass and  
bahia grass

**Land Cover:** Improved pasture, hay fields,  
natural habitat, scattered wetlands

**Fencing:** Fenced and cross fenced

**Water provided by:** 12” well

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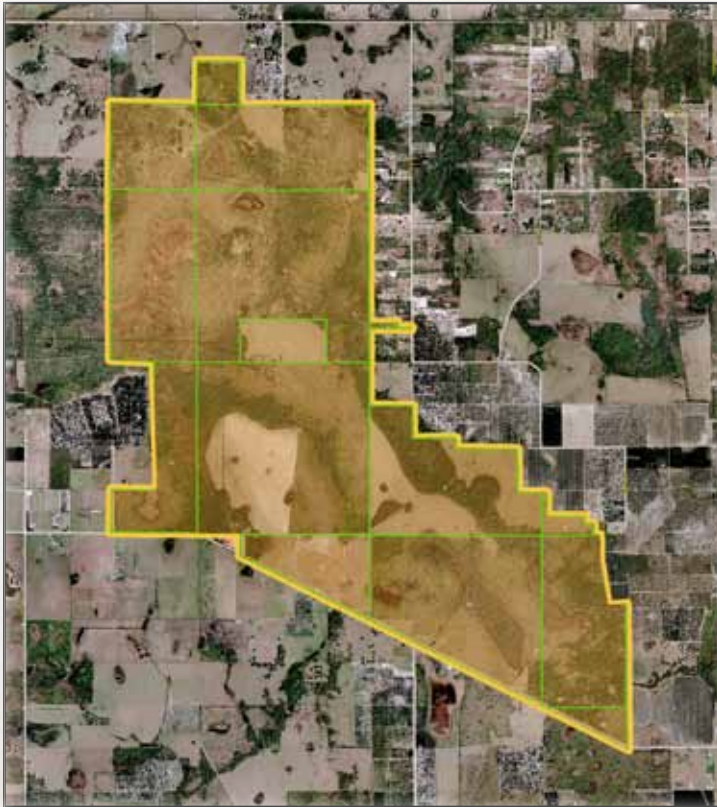
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## Property Features

- Wooded, high and dry
- Open pasture land
- Paved road frontage
- Scattered oaks and hammocks
- Excellent tract for the sportsman
- Perfect property for hunters
- Ideal property for farming



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## Convenient Location!

- 71 miles to downtown Orlando; less than a 1.5 hour drive
- 76 miles to Tampa
- 57 miles to Disney World
- 9 miles to Avon Park
- 8 miles to Frostproof

## Location and Driving Directions:

- Travel south on US 27 south of Frostproof
- Turn right onto Avon Park Cut-Off Road and go 0.3 miles
- Turn right at the fork and travel 3.1 miles to the intersection of Raulerson Road and Avon Park Road (the southeast corner of property)
- Travel 2.5 miles to entrance to the property

## GPS Coordinates:

- 27°40'32.91"N, 81°36'21.83"W (southeast corner of property)



**SAUNDERS**  
REAL ESTATE

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